

Property Subdivision in Surf Pines

Due to a change in state rules on subdividing rural land, there is a rush to register plans to divide large acreage before an April 4 deadline. That accounts for notices many in Surf Pines received about a Clatsop County Planning Commission hearing on March 27 to consider proposed subdivisions on the east sides of Manion and Ocean Drives. Fearing that they would be prevented from dividing their tracts into lots smaller than two acres, owners have hurried to try to comply with state and county requirements.

In all, the planning commission was faced with eight subdivision proposals, ranging in size from 10 to 26 lots. Of them, five involved land within Surf Pines boundaries. The planning department's view of some of

the proposals was that they did not address adequately all of the issues. At the end of a long day's deliberations, the commission denied approval of three proposals, including the two on Ocean Drive belonging to the Waterhouse Trust properties.

Other projects were approved conditionally, including the two areas on the east side of Manion Drive. Their developers must satisfy a list of conditions in pre-

senting their final plat plans. One proposal received a seven-day extension to permit them to reply to objections that were raised during discussion.

Preliminary plans are but an early step in a long process from drawing board to finished subdivision. To those who may still have concerns about the effect of so much development on life in Surf Pines, be assured, construction is not about to start.

Rolf Rosenberg on Leave

Surf Pines' security man, Rolf Rosenberg, has been forced by illness to take a leave of absence. He has moved to his daughter's home and is under treatment, hoping to be back on the job as soon as possible. The board is looking for someone to stand in for him temporarily.

In the short time he has been in Surf Pines, Rolf has endeared himself to everyone by his helpfulness, efficiency, and friendly demeanor. Anyone wishing to send him a message can address it to the Surf Pines number, 33516 Surf Pines Lane, for forwarding to his daughter's address.

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the Surf Pines Breeze

is a quarterly publication of the Surf Pines Association, 33317 Surf Pines Ln, Warrenton, Oregon 97146. Members are invited to contribute articles, comments, letters to the editor, or anything fit to print. Don't hesitate - shoot the Breeze!

Layout: Nysara Studios



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Surf Pines Association
Newsletter
for all members



Surf Pines: True Wilderness?

Those of us who live in Surf Pines on a daily basis know what a special mix of qualities this area provides. Of course, we have such civilized inconveniences as drivers who ignore the speed limit, occasional vandalism, and security gate failures. But we also enjoy fresh ocean breezes, a variety of scenery to lift the spirit on even the gloomiest day, and enough species of bird, beast, and insect to make us feel we live in the semi-wild. We cohabit with deer and elk, hear the occasional howl of coyotes, avoid skunks and raccoons as we can, and try to keep the mice outdoors.

But cougars? Surely not? Nonetheless, during January there

was a reported sighting of what appeared to be a very large cat-like animal on the dune on the west side of Ocean Drive. Coupled with the disappearance of one or two domestic cats, this possible large cat sighting has alarmed a number of residents. Tom Smith investigated and received this reassurance:

1. Contrary to rumor, there have been no sightings or signs of cougars in Fort Stevens Park for the past four years. This information comes from Patrick Lines, a park official, who assured Tom that every effort would be made to remove any such animal if it appeared.

- According to the Department of Fish and Wildlife in Astoria, cougars do not like populated places. They tend to stay in mountainous areas and feed on small game. This year there is an over-population of such game, so there is no need for cougars to desert their usual habitat in search of food.
- No cougar tracks or droppings have been seen in Surf Pines, nor has any other suspicious sign been reported. In short, whatever animal it was that ran off over the dune when pursued by a large dog, it is highly unlikely to have been a cougar. For more information, call Tom Smith or any board member.

Association News

Budget Time

It may seem unusually early to mention budget preparation for the annual meeting, but we are already three-quarters through the fiscal year, which ends June 30. The board is starting to recruit a volunteer committee to help prepare the 2001-02 budget. If you have relevant experience and would like to help, please let Tom Smith or Ralph Todd know by April 13. The committee will be named at the April 18 board meeting. Two or three committee meetings should suffice to produce the new budget. They would be scheduled during May and June.

Annual Meeting

Saturday August 4 is the date the board has set for the annual meeting. This early announcement is made in hopes that many members, including a larger proportion than usual of second home and

undeveloped property owners, will attend. In reserving your time on August 4, plan to participate in the annual picnic later that afternoon and evening. There is always an abundance of good food, enjoyable company and wonderful weather.

Election

Terms of two board members, Allen Cellars and Tom Smith, expire this year. The president will appoint a nominating committee in June. Members who have time and experience to contribute to directing Surf Pines' affairs may volunteer to serve on the board or any of its committees. For more information, contact any board member.

Community Relations

Sixteen people attended the wine tasting party on February 24 at Linda Thompson's home, hosted by the community rela-

tions committee. According to report, all those present accounted the affair a great success and they decided that wine tasting should become a quarterly event.



So the next tasting, which will have an international theme, will be held on Saturday, May 19. See the special flyer for all the facts.

Electronic Vibes

Some email addresses owners registered with Surf Pines webmaster Tom Smith are no longer current, he says. If yours is out of date, please get in touch with Tom and give him your working address. One thing to note: it's still true that email addresses are never rented, sold or used for any commercial purpose. If you register your address with the Surf Pines webmaster, you'll only receive timely news of our community.

Fee Schedule Summary

To help members keep abreast of occasional changes in dues and fee schedules, we print the current list of association charges below.

Dues: \$100 per quarter for developed property; \$50 per quarter, per unimproved lot.

Fees: \$225 gate fee when a gate code is first assigned to a property. \$25 per remote transmitter to operate gates, if you'd like one or more.

\$1000 development fee when a building permit for a new home is issued. Development fees are dedicated to a capital improvement fund.

\$250 road impact fee, on receipt of building permit, for road maintenance.

Speed Demons

No matter how often we call attention to the danger of speeding on Surf Pines roads, drivers continue to disregard the message. Recently a group of volunteer monitors armed with a radar gun clocked the speeds of cars on our roads at various locations and times of day. In all, 402 vehicles were observed. Of them 42.5 percent exceeded the 25 mile an hour speed limit by more than five miles an hour. Given our road conditions and the presence of pedestrians and animals, domestic and wild, this evidence of speeding is alarming. The board is weighing ways of inhibiting drivers from risking their own and others' safety. As they do so, please remember, if you're running late, it's better to be late than sorry.



In case any second home owners in Surf Pines would like to have their house lived in and looked after by reliable "sitters," Tom Smith knows a likely couple.

the Surf Pines Breeze

Handbook Update

In August 1994 the board distributed to all members the *Surf Pines Handbook*, useful information about the association and living in this area. It was in loose-leaf form, bound in a blue binder that permitted pages to be replaced as needed. Over the intervening years, some pages were updated and replaced, but the directors became aware that many of the original handbooks had been lost, that books had not been passed on, as intended, to subsequent owner-members, and that much of the information needed to be made current.

So Bill Barrons undertook the task of revision and very shortly the new version, to be called *Owners' Information Guide*, will be mailed to all members. The pages will be three-hole-punched but not set in binders

to save weight and cost. If you still have the old handbook stashed away in some forgotten cranny, the binder may serve to accommodate this new version.

The Board of Directors intends this guide to provide the information all property owners need about life in Surf Pines, so do read it when you receive it. If you put it away to wait for some other time, you probably won't find it when you want it. Read it and keep it where you can consult it when you need information. Without being over-long it is a source of answers to recurring questions and problems. Much time and effort have gone into getting the material together and making it available. Please use it; it will save you time and effort and, thus, repay what was spent in preparing it.

Rental Occupants

To be sure that all residents of Surf Pines have needed information, the Board of Directors asks that owners whose homes are occupied by tenants identify them. When you pay your dues, please send along with the check a note informing Woodford & Wood of the names of those who occupy your home, if other than yourself. The board can then be sure that they receive the *Breeze*, the new owners' guide and other information.

